

# City of Rochester, New York Consolidated Historic Resources Survey



A Report on the 1986 Historic Resources Survey

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# Contents

Introduction	4
Alexander Street Potential Historic District	7
Bellevue Potential Historic District	11
Birch Crescent Potential Historic District	16
Canfield Place Potential Historic District	21
Chili/West Potential Historic District	25
Church of the Most Holy Redeemer Potential Historic District	29
Cobb's Hill/Highland Potential Historic District	34
Crosman Terrace Potential Historic District	39
East Avenue Extension Potential Historic District	44
Highland/Monroe Potential Historic District	49
Lake Avenue Commercial Potential Historic District	53
Marshall Street Potential Historic District	57
Monroe County Sanitarium Potential Historic District	61
Saint Michael's Potential Historic District	65
Saint Peter and Paul/West Main Street Potential Historic District	69
Sibley Tract Potential Historic District	73
South Wedge Potential Historic District	77
Teoronto/Smith Block Potential Historic District	82
University of Rochester Prince Street Campus Potential Historic District	86
University of Rochester River Campus Potential Historic District	90
Individually Eligible Properties	96

## Introduction

The following document is a final revision of the 1986 City of Rochester Historic Resources Survey (also known as and referred to as the Mack Survey). The document reassesses the districts cited in previous surveys, using the selection criteria set forth in the 2000 Historic Resources Survey. This document serves to create a comprehensive catalog of historic properties for the City of Rochester, judged by the same criteria, and believed to be eligible for National or State Historic Register documentation. The following reassessment does not further the research performed for the Mack Survey; rather the aforementioned survey was taken at face-value, and all historic facts believed to be true.

## Layout

The page layout of the document is similar to the 2000 Historic Resources Survey; however, some changes were necessary. The narrative section of the proposed properties and districts are broken down into three sections. The first section addresses whether or not the district borders should be changed, and why. The second section consists of the architectural styles and integrity in the potential district. Finally, the third section reiterates a condensed version of the Mack Survey's historic significance write up.

The map section displays the original 1986 Survey map along with a new map displaying proposed changes to historic district boundaries. The GIS coverages/layers will be made available in digital format to City of Rochester officials. If any changes are required, ArcView GIS shapefiles will be made available after the alterations are made.

At the request of the New York State Historic Preservation Officer, this document also includes a list of properties that may be individually eligible for National Register of Historic Places (NRHP) listing. These properties lie in districts deemed no longer eligible for NRHP listing, but had enough physical integrity when surveyed that they may be appropriate for listing according to the selection criteria set forth in the 2000 Historic Resources Survey.

## Synopsis

A resurvey of the Mack Survey districts was performed in late June 2001, at the request of the New York State Historic Preservation Officer. The most common change from the 1986 survey involves the integrity of most proposed districts in the Mack Survey and their decline. Commercial properties, specifically retail, have undergone many changes. As retail establishments continue to leave the City of Rochester for the suburbs, two and three story row buildings with retail at street level and living quarter above become vacated and boarded up. There is also a general decline in the physical integrity of historic housing stock, as most properties suffer from having original materials replaced with unsympathetic treatments that post date the historic resources. Finally, the effects of the 1991 ice storm are still visible, as the lost old growth vegetation reveals holes in neighborhood street and landscapes.



## Alexander Street Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local

**Period of Significance:** 1840s to 1890s

### Integrity

**Location:** Resources remain in their original location

**Design:** Potential district contains excellent examples of various Victorian styles - Shingle, Stick, and Queen Anne - along with Italianate, and other small scale residential architecture from the period

**Setting:** Many old growth trees remain; district buildings have short setbacks, small lots, and abut a narrow roadway

**Materials:** Many buildings retain original or appropriate windows, roofing materials, etc.

**Feeling:** Narrow roadway, older vegetation, and the materials of the buildings convey sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** District contains residential properties built over a longer period of time (1840s to the 1890s), in a dense cluster, and is quite rare within the City of Rochester; therefore, no comparative analysis was performed

## RECOMMENDATIONS

**Vital Aspects for Nomination:** Architectural design and integrity of properties; patterns of development; excellent examples of architectural styles from the Period of Significance

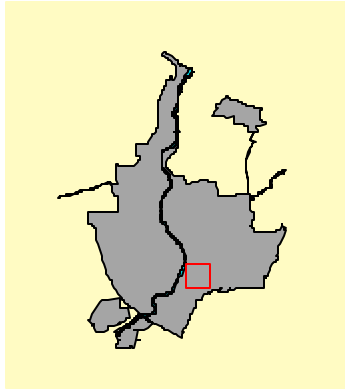
**National Register Criterion:** [A] associated with an event/pattern of development

The district has been altered as the properties at the eastern end have lost significant physical integrity. The Alexander Street Potential Historic District contains twelve properties along Alexander Street, between South Avenue and South Clinton Avenue. The district has several excellent examples of small scale residential architecture from the Period of Significance. The house at 80 Alexander Street, a richly detailed Italianate brick house, is the most intricate in the district. The building's features include carved pendants and incised cut stone lintels. Also of note is the house at 66 Alexander Street. The Queen Anne style house contains ornate facade panels and its original lathed porch columns.

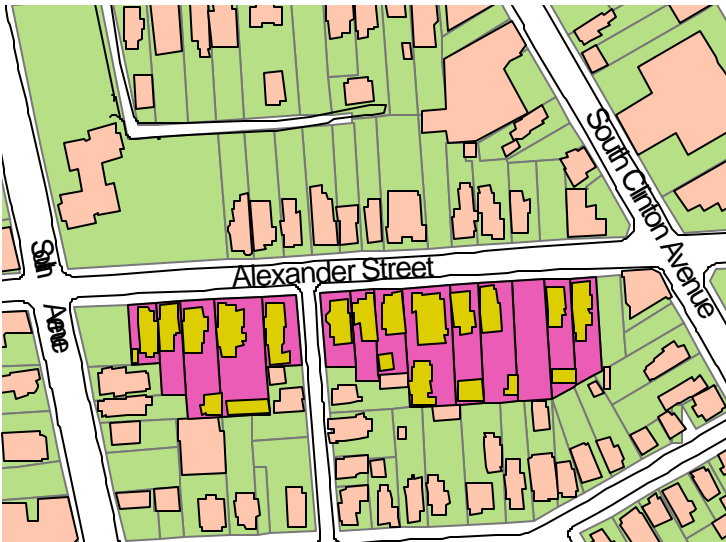
The district displays patterns of development rarely seen in Rochester. The Alexander Street district is situated close to the city center, and due to this location, technological advances such as omnibuses, public water systems, and streetcars became available to the area soon after their introduction. Because of the early adoption of these technologies, the potential district was a desirable place to live for the middle class during the Period of Significance. The density of the area is testament to its popularity. The district contains two individual single family homes constructed on one lot. This is an element of the built environment rarely seen in the city.



# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Bellevue Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local

**Period of Significance:** 1909-1920s

### Integrity

**Location:** Resources remain in their original location

**Design:** Potential district contains excellent examples of Arts and Crafts Bungalows, Italianate, and other revival architecture from the Period of Significance

**Setting:** Many old growth trees remain; roadway altered - changed to cul-de-sac

**Materials:** Most, if not all, retain original or appropriate windows, roofing materials, etc.

**Workmanship:** Two Arts and Crafts Bungalows contain elements that display jointing from the period

**Feeling:** Narrow roadway, older vegetation, and the materials of the buildings convey sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** District is similar to Crosman Terrace: both districts share Region of Significance; Period of Significance; and are recommended under the same National Register Criteria. The districts differ in the architectural styles portrayed - Bellevue has a concentration of Arts and Crafts inspired homes, while Crosman Terrace has more vernacular Classical Revivals.

## RECOMMENDATIONS

**Vital Aspects for Nomination:** Architectural design and integrity of properties; patterns of development and excellent examples of architectural styles from the Period of Significance

**National Register Criteria:** [A] associated with an event/pattern of development; [C] a work of artistic or architectural merit

It is recommended that the district as drawn in the Mack Survey be expanded. There are more properties from Mount Vernon Avenue that are very good examples of the styles portrayed and the additional properties maintain excellent physical integrity. The redrawn district adds three additional properties, two of which were individually recommended for National Register listing in the 1986 Historic Resources Survey. The new district reflects the diverse tastes in architecture from the 1900s to the 1920s.

The Bellevue Potential Historic District contains 20 properties and exists in the South Wedge area of the City. The properties in the district provide an excellent window into the history of residential architecture around the turn of the century. The two Arts and Crafts bungalows at 54 and 70 Bellevue Drive are two of the better designed examples in Rochester. Other homes strongly contrast with those properties, specifically the Colonial Revivals at 51 Bellevue and 428 Mount Vernon Avenue. Together this group of houses displays the divergent styles in architecture, both locally and nationally, of the period.

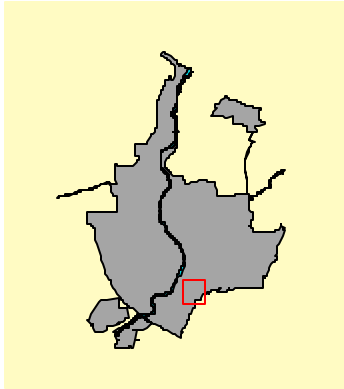
The historic importance of the district rests as much in the architecture as the people involved with the evolution of the area. The Craftsman Bungalows, rare within the City, adjoin Romantic and Colonial revival styles in this small neighborhood. The district also displays the effect of the automobile, as many houses have detached garages for automobiles towards the rear of the property.



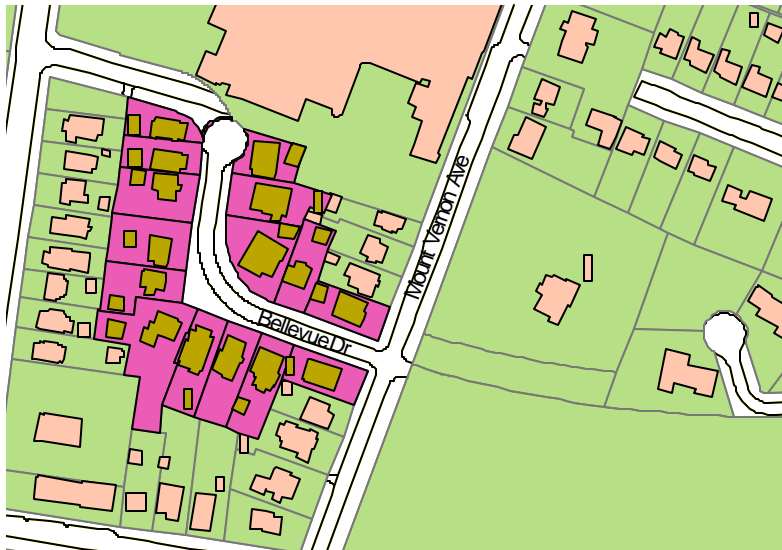
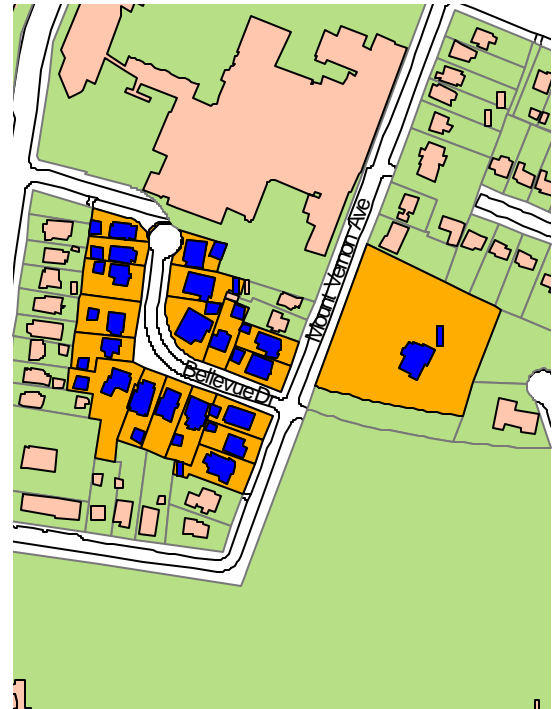
## ... RECOMMENDATIONS

The district is also associated with Lewis E. Smith and his son, George. The former was a lawyer and State assemblyman in Livonia, involved with the abolition movement. He moved to the Italianate house 360 Mount Vernon Avenue in 1871. Lewis Smith owned much of the land in the area, and it is assumed that his son inherited the land upon his father's death in 1905. Whether George Smith sold off the land or developed it himself is unclear. The Mack Survey identifies two articles in 1909 that discuss the development of the area; however, there is no reference to who may have been responsible for the neighborhood's development.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Birch Crescent Potential Historic District

### Significance

**Thematic Context:** Residential  
**Region of Significance:** Local  
**Period of Significance:** 1880s-1900s

### Integrity

**Location:** Resources remain in their original location  
**Design:** Potential district contains very good examples of late Victorian vernacular houses - Stick and Queen Anne Style, along with various Revivals  
**Setting:** Many old growth trees remain; all properties setback equally  
**Materials:** Most properties retain original or appropriate windows, roofing materials, etc.  
**Workmanship:** The Queen Anne and Stick Style houses contain elements that display jointery and intricate wood carving from the period  
**Feeling:** Narrow roadway, older vegetation, and the materials of the buildings convey sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria  
**Sufficient Visibility of Physical Features:** Meets HRSG Criteria  
**Comparative Analysis:** Similar to the Prince Alexander Champeney Kenilworth (PACK) Potential Historic District. Birch Crescent properties better retain their physical integrity





**Vital Aspects for Nomination:** Architectural design and integrity of properties; patterns of development, and good examples of architectural styles from the Period of Significance

**National Register Criterion:** [A] associated with an event/pattern of development

The Birch Crescent Potential Historic District has been reduced to the west end of Birch Crescent Drive. The houses toward South Goodman Street have lost significant integrity within the past seventeen years. The most common alterations of the buildings include: material that postdate the resource, additions not sympathetic to the house (enclosed porches, etc.) and a general decline in maintenance. The potential district now contains thirteen properties

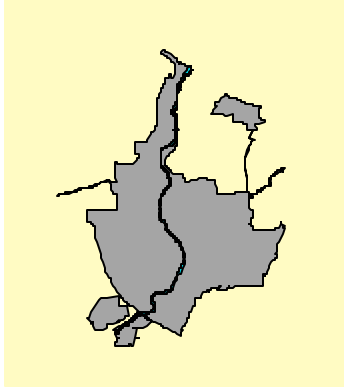
The redrawn district includes thirteen medium to larger scale Victorian residential structures built during the 1890s. Many of the houses share common items including asymmetrical plans, irregular fenestration, larger front porches, and a diverse use of materials. The house at 19 Birch Crescent is a very good example of the district. The building combines elements from the Queen Anne style (floor plan and diverse use of materials), Richardsonian Romanesque (rough-hewn stone), and Classical Revival (fluted Doric columns on the porch).

The history of the Birch Crescent area is intertwined with the University of Rochester, Ellwanger and Barry, and Charles Goodale. Initially, the land was owned by Azariah Boody, the man who donated land for the University of Rochester's Prince Street Campus. Through various transactions, the land ended up the hand of Ellwanger and Barry by 1854. In 1856, Charles Goodale, bought his land on the north side of Birch Crescent from Ellwanger and Barry. Mr. Goodale initially constructed a house on East Main in 1858; however, it wasn't until 30 years later that the land on either side of Birch Crescent was developed.

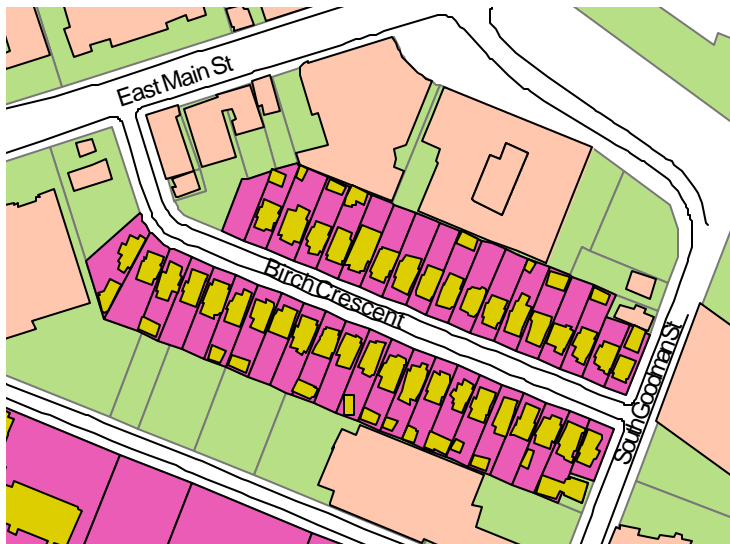
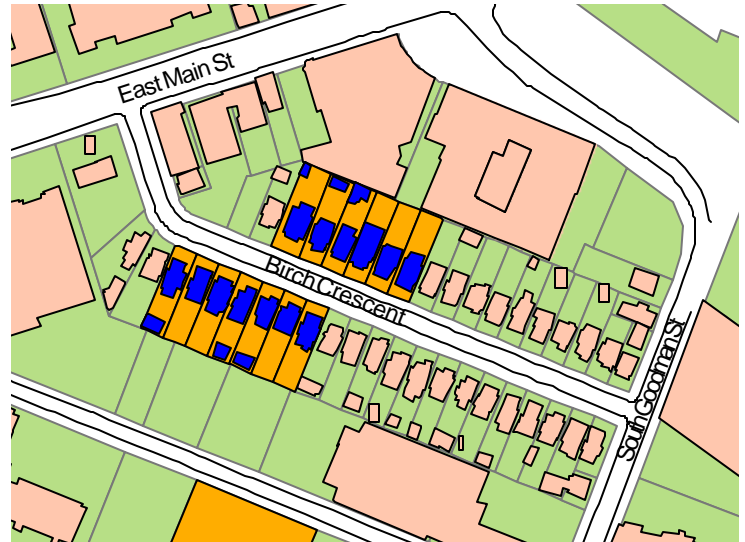


Ellwanger and Barry who owned the south side of Birch Crescent, and Mr. Goodale, who owned the north side, subdivided their land into 40' wide lots in 1889. The lots changed hands multiple times until the first homes were built in the early 1890s. The redrawn district is a very good example of housing development from the 1900s to the 1920s. The houses contain features from popular styles of the period, with many architectural elements still intact.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Canfield Place Potential Historic District

### Significance

Thematic Context: Residential  
 Region of Significance: Local  
 Period of Significance: 1870s - 1890s

### Integrity

**Location:** Resources remain in their original location  
**Design:** Very good examples of small to medium scale Victorian homes, particularly vernacular Queen Anne and Stick style  
**Setting:** Scale and relationship of road to buildings, some old growth trees remain  
**Materials:** Most properties retain their original materials  
**Feeling:** Setting, materials, and some old growth vegetation convey sense of history  
**Association:** Properties are associated with Louisa H. Canfield, possibly one of the first independent business women in Rochester

### Assessment

**Essential Physical Features:** Meets HRSG Criteria  
**Sufficient Visibility of Physical Features:** Meets HRSG Criteria  
**Comparative Analysis:** District is similar to Lafayette Park, and Linwood Place; all Potential Districts contain similar properties from the Period of Significance; the Canfield Place district has a strong association with local history, and very good physical integrity

## RECOMMENDATIONS

**Vital Aspects for Nomination:** Historical significance associated with properties; many properties retain very good integrity

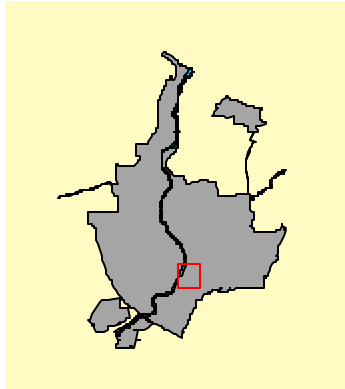
**National Register Criteria:** [A] associated with an event/pattern of development; [B] properties associated with the productive life of a prominent person

The district has been redrawn to include fewer properties than the Mack Survey recommended. The structures no longer being recommended have had windows replaced, porches enclosed, or have been covered in materials that post date the resources, specifically asphalt, aluminum, or vinyl siding. The district contains nine properties.

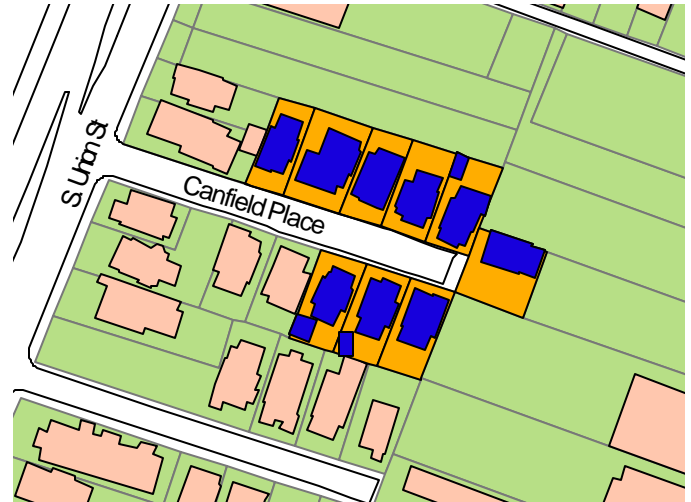
The properties in the district represent very good examples of small scale Victorian residential architecture in Rochester. The properties are vernacular interpretations of Shingle, Stick, and Queen Anne styles, and are two stories. Most houses retain original or in-kind siding and cladding. Many have their original windows; however, some are covered with aluminum storm windows.

The Mack Survey notes that Louisa H. Canfield lived at 256 Alexander Street, and used the properties along Canfield Place for rental income. It is unclear, however, what role she played in developing the land or in the construction of the houses. If research shows that the Mrs. Canfield constructed the surrounding properties to supplement her income, then she would prove to be a fore runner to Lily Arvine, thought to be one of the first female real estate developers in Rochester.

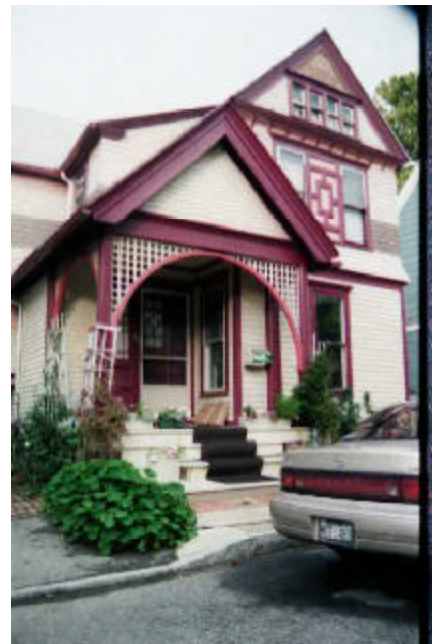
# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Chili/West Avenue Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local

**Period of Significance:** 1880s - 1910s

### Integrity

**Location:** Resources remain in their original location

**Design:** Very good examples of medium to large scale Victorian, Jacobethan, Arts and Crafts, Second Empire, and Colonial Revival houses

**Setting:** Some old growth trees remain

**Materials:** Many properties retain their original materials, although some buildings have siding and windows which use materials that post-date the resource

**Feeling:** Setting, materials, and some old growth vegetation convey sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** Historical significance associated with properties; many properties retain very good integrity

**National Register Criterion:** [A] associated with an event/pattern of development

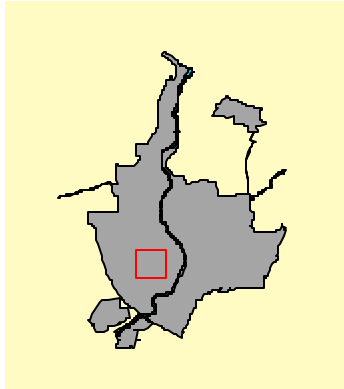
This district, formerly known as the Chili/Hancock Potential Historic District, has been redrawn. The new district incorporates more properties along the south side of West Avenue, along with more properties between West Avenue and Chili Avenue. The houses along Chili Avenue, particularly the eastern section, have lost significant physical integrity and have been deemed no longer eligible for National Register of Historic Places listing. The potential district now contains fifty-six properties.

Two of the more significant buildings in the Chili/West district lie at 249 and 305 Chili Avenue. The Matthew Elliot House at 249 Chili Avenue is a heavy, massive stone Tudor and Jacobethan Style house. The building's Chili Avenue elevation features a three and one half story stone stepped parapet wall that dominates the street scape. The east elevation of the house contains half timber, stuccoed walls and irregular fenestration. The western elevation contains the main entrance along with a stone chimney. In 1904, Walter Morgan built the Classical Revival inspired home at 305 Chili Avenue. The eastern elevation of the first floor contains a pair of Palladian windows with louvered wood siding around the central arch.

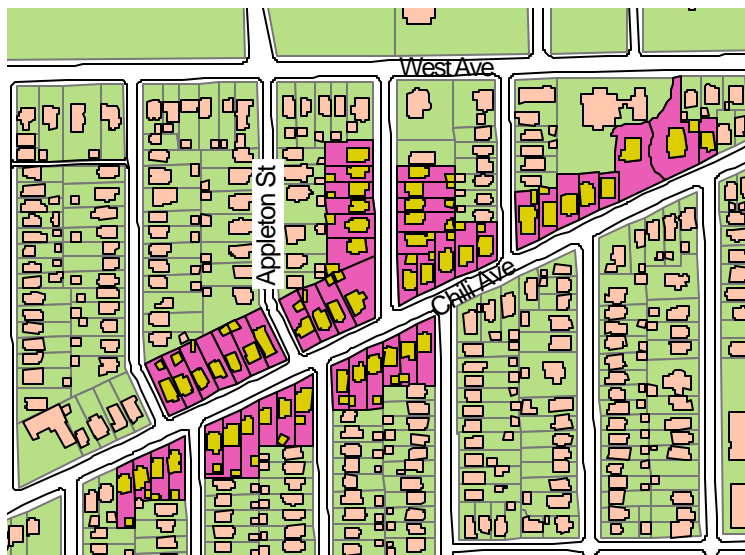
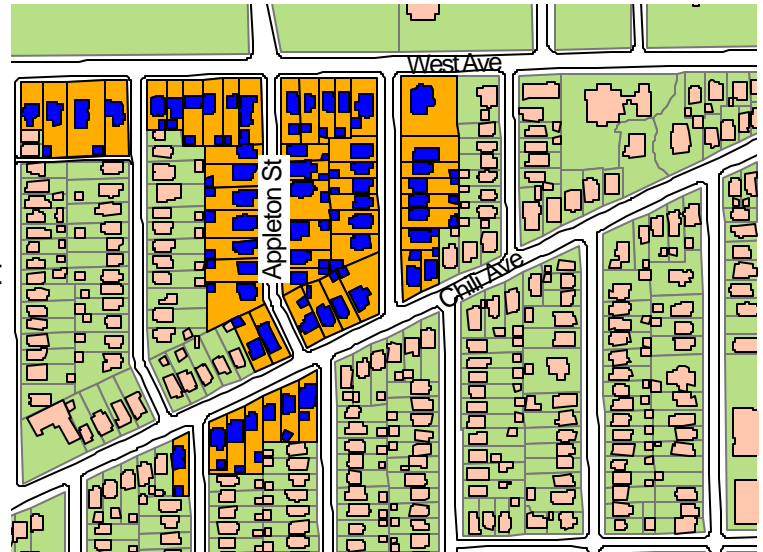
The district and surrounding area were known as the Bulls Head neighborhood, before becoming home to a large number of professionals in the early 1900s. Bulls Head was primarily a farming area, but began to develop into a commercial center in the 1860s, when an omnibus began serving the area. Also affecting the development of Bulls Head, according to the 1986 Historic Resources Survey, was the opening of the Elwood Avenue bridge in the 1880s.

The Chili/West Potential Historic District was primarily developed by The Home Realty Company in 1902 when the company acquired the lands and developed and marketed the area as the Hillcrest Subdivision. The original development included lands south of Chili Avenue to Arnett Boulevard; however, as the land was developed, Home Reality further grouped the properties into smaller subdivisions. The houses along the south side of Chili Avenue belonged in the Garfield and Strassenburgh subdivisions.

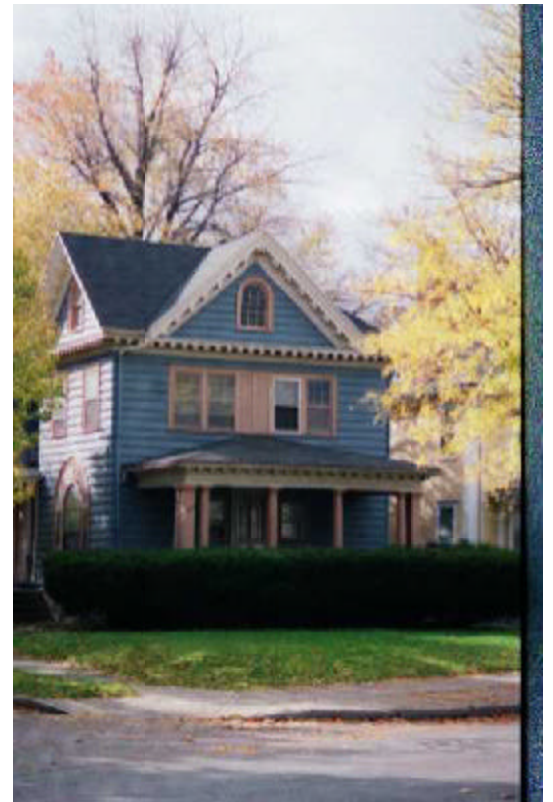
# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Church of the Most Holy Redeemer Potential Historic District

### Significance

**Thematic Context:** Religion/Residential/Education

**Region of Significance:** Local

**Period of Significance:** 1867 - 1880s

### Integrity

**Location:** Resources remain in their original location

**Design:** Excellent examples of various residential, educational, and ecclesiastical buildings including: the Romanesque church, an Italianate Rectory, an intricate Queen Anne Convent, an eclectic School building, and the Romanesque and Classically inspired Concordia Hall.

**Setting:** Scale and relationship of road to buildings, some old growth trees remain

**Materials:** Many properties retain their original materials

**Feeling:** Setting, materials, and some old growth vegetation convey sense of history

**Association:** Main church building associated with local architect Oscar Knebel, immigrant from Westphalia, Germany

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** District is similar to the Saint Michael's historic district with the same building types - rectory, church, convent, meeting hall, and school.

Both districts have church properties designed by Oscar Knebel

**Vital Aspects for Nomination:** Design of main church buildings; many

properties retain very good integrity

**National Register Criteria:** [A] associated with an event/pattern of development; [B] properties associated with the productive life of a prominent person

The Most Holy Redeemer Potential Historic District has not been altered. All properties remain extant, and continue to function. No buildings have been abandoned, and few, if any, alterations have been undertaken in the last 17 years.

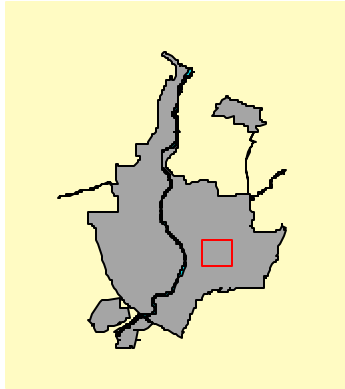
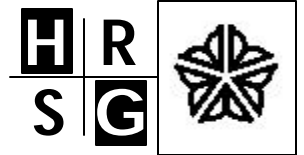
There are four properties in the Most Holy Redeemer Potential Historic District, the centerpiece being the church at 620 Hudson Avenue. The church exhibits a divergence of influences, most notably German and Italian interpretations of the Romanesque style. The church is one of the City of Rochester's more unusual ecclesiastical buildings with striking onion domes, and a florette window dominating the front (western) facade. The transept is flanked by the tall narrow Italianate windows and buttressing.

Also of note is the Rectory, at 640 Hudson Avenue. The three-bay, two-story symmetrical Italianate brick residence is adorned by an "ornate Queen Anne porch with exotic Moorish and Oriental influence" according to the 1986 Historic Resources Survey. The authors go on to say that the porch is most likely a later addition.

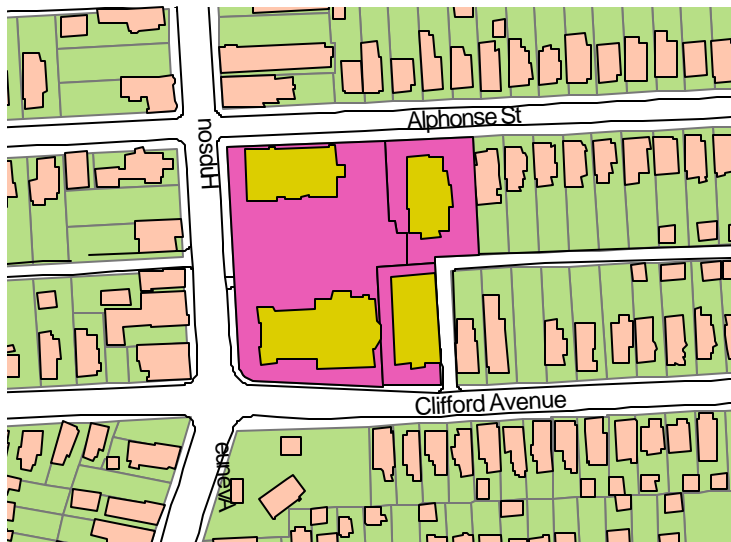
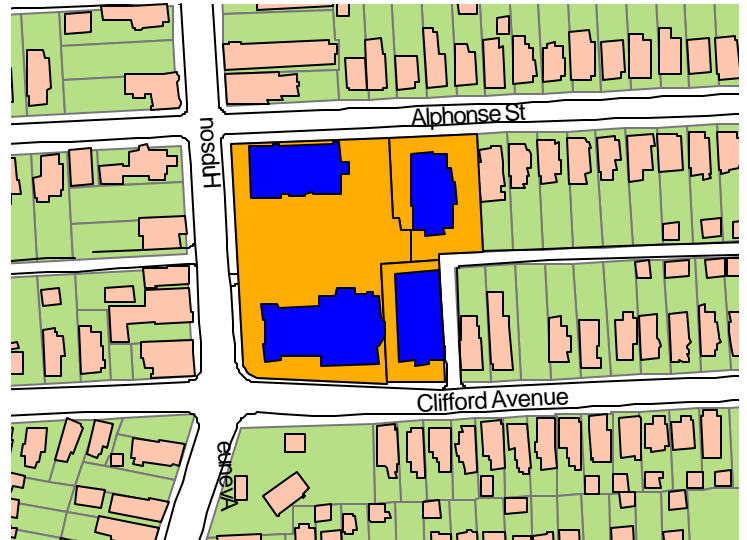
The district is historically significant as an example of immigration and development of Rochester. The area in which the church lies - northeast Rochester - has traditionally been a home for immigrant populations. According to the 1986 Historic Resources Survey, "By 1855, fifty four percent of the City's population was comprised of individuals born abroad, from Ireland, Great Britain, and Germany." As transportation became available, immigrant populations began to move away from downtown. The German immigrants settled along Clifford Avenue and St. Paul Street. The German denizens achieved affluence rather quickly, becoming owners of breweries, real estate developers, and nursery owners.

Religion played an important role in the lives of German immigrants, and the German-Catholics were "one of the most vigorous denominations actively involved in social concerns," as the 1986 Survey reports. The land that the church compound sits on was originally part of German-Catholic orphan asylum and farm. As the German population grew, however, the prevailing Catholic bishop called for a new parish. Thus, two acres of the orphan asylum/farm were put aside to construct Most Holy Redeemer Church in 1867. The design for the church was completed in 1870, and the church finished in 1878. As tribute to the affluence of the growing German population, the church was paid for before construction finished.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Cobbs Hill/Highland Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local/State

**Period of Significance:** 1918 to 1930s

### Integrity

**Location:** Resources remain in their original location

**Design:** Diverse examples of large scale Arts and Crafts/Prairie Style, with various Romantic Revivals

**Setting:** Many old growth trees exist; attached garages show the rise of the automobile during the period of significance; extensive landscaping

**Materials:** Most structures retain a majority of their original materials, excellent physical integrity throughout the district

**Feeling:** Setting and materials convey a sense of history

**Association:** District contains landscape designs associated with Alling DeForest and William Pitkin Jr; other associations with local and regionally influential architects

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Similar to Highland/Monroe and Cobbs Hill Potential Historic Districts; All districts share Region and Period of Significance, and some Historic Significance

**Vital Aspects for Nomination:** High integrity of properties in the potential district; excellent physical integrity; associations with prominent architects/landscape architects

**National Register Criteria:** [A] associated with an event/pattern of development; [B] associated with the productive life of a historically prominent person or people; [C] works of artistic and architectural merit

The three districts, Cobbs Hill, Cobbs Hill/Highland, and Highland/Monroe, share many traits. As previously noted, the potential districts share the Region and Period of Significance, and architecturally, they share a vocabulary, primarily of Arts and Crafts and Classical Revivals of the era. The two districts, Cobbs Hill and Cobbs Hill/Highland, have been dissolved into one district, retaining the name Cobbs Hill/Highland. The new district boundaries contain the most appropriate examples of the architectural styles portrayed from the Period of Significance. The newly condensed district contains 285 properties.

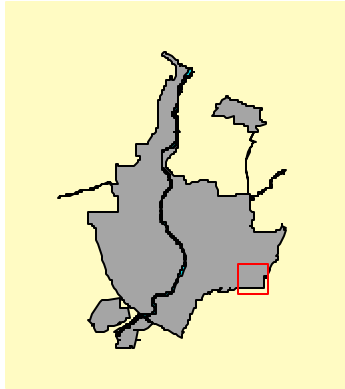
The redrawn Cobbs Hill/Highland district contains many large scale, upper middle class homes from the 1920's and early 1930's. As the Mack Survey documentation explains, "(The area) virtually serves as a textbook of post-World War I to 1935 domestic architecture [for the upper classes]." There are many styles represented, most are large scale examples. Tudor, Jacobethan, and Georgian styles, are strewn throughout the area. Other revival and eclectic styles are extant, including Spanish and Dutch Colonial, as well as some Craftsman and Prairie influenced homes.

Brighton originally had jurisdiction over the area, but the City of Rochester annexed Cobbs Hill in 1914. The 1986 Survey posits the area didn't develop until it was annexed by the City. Many areas within the district were subdivided by 1914, but construction didn't start until 1918, and even then it proceeded slowly. The more likely scenario, however, is that World War I was being waged between the time the city annexed the land and construction of the first properties began; thus, labor and resources were scarce, and an uncertainty about the future prevented large scale construction during the period.

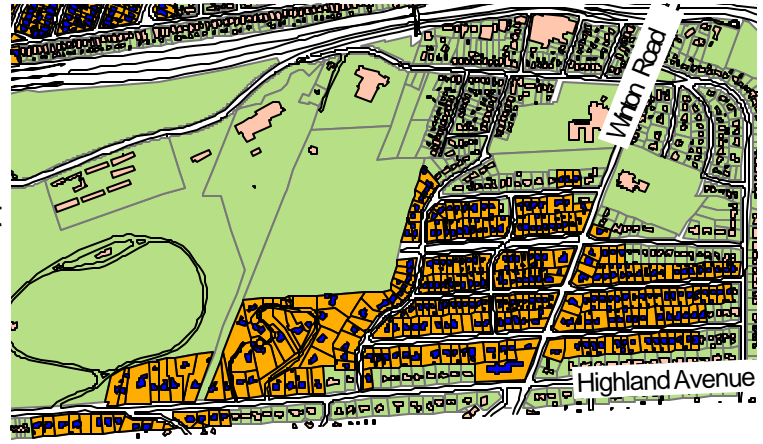
## RECOMMENDATIONS

The potential district has works attributable to various architects and landscape architects. The regionally prominent Arts and Crafts architect Ward Wellington Ward has two homes attributed to him in this potential district: 1648 and 1660 Highland Avenue. The homes at 37 Beckwith Terrace and 229 Cobbs Hill Drive were designed by C. Storrs Barrows, an architect who studied engineering at the University of Rochester. Local architect and writer Carl Schmitt worked with Clement R. Newkirk on the residence at 1515 Highland Avenue. The potential historic district also contains some elaborate gardens and greenspaces attributable to Rochester landscape architects Alling DeForest and William Pitkin Jr.

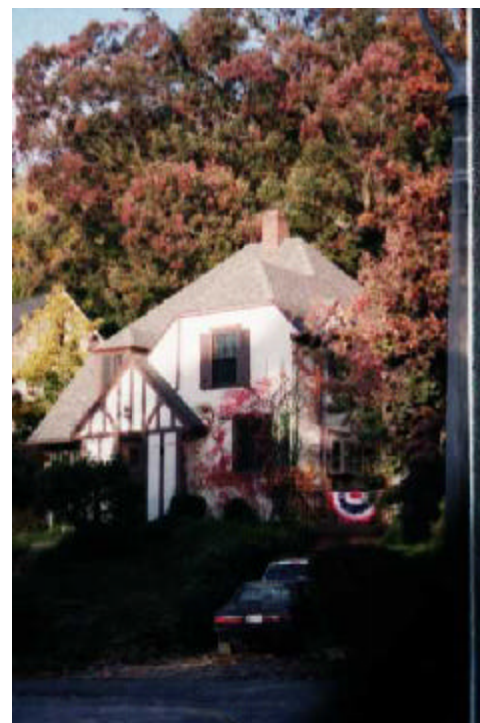
# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Crosman Terrace Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local

**Period of Significance:** 1900s to 1920s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains excellent examples of Arts and Crafts, Jacobethan, Dutch Colonial Revival, and American Four-Square

**Setting:** Old growth trees are prevalent throughout the potential district, setbacks and lot sizes appear to be equal throughout

**Materials:** Most properties in the potential district contain a majority of original materials or in-kind replacements

**Workmanship:** Many properties contain external architectural details that display the craft of construction during this period

**Feeling:** Setting, Materials, and Workmanship convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** District compared to Bellevue Potential Historic District: both districts have similar Region of Significance; similar Period of Significance; and are recommended under the same National Register Criteria. The districts differ in the architectural styles portrayed - Bellevue has a concentration of Arts and Crafts inspired homes, while Crosman Terrace has more vernacular Classical Revivals. For this reason, both districts are recommended for National Register listing.

**Vital Aspects for Nomination:** Diversity and integrity of architectural styles represented

**National Register Criteria:** [A] associated with an event/pattern of development; [B] associated with the productive life of historically prominent people

The integrity of the potential district has changed, and therefore the district boundaries have been redrawn. The structures along the northern section of the district, near Monroe Avenue, have been covered in asphalt shingles or vinyl or aluminum siding, some windows have been replaced, and some porches have been enclosed. There are several properties south of Crosman Terrace and on Pinnacle Road that should be included, as they add to the diversity of architectural styles within the district. The potential district now contains forty-nine properties.

The Crosman Terrace potential district lay in the southeastern section of the City, between Monroe Avenue and Pinnacle Road. The potential district contains a variety of architectural styles including Arts and Crafts Four Square, Dutch Colonial, and Jacobethan - most are excellent examples of their respective styles. The Dutch Colonial on the northeast corner of Crosman Terrace and Pinnacle Road is one of the better examples in Rochester. The smaller scale home retains its green tile roof, and is intricately placed on the site.

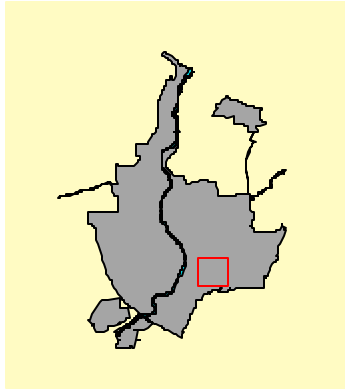
The district has an eclectic and important past. The area around Crosman Terrace was originally owned by Charles F. Crosman who, in 1841, started a plant and seed business most likely to compete with Ellwanger and Barry. Charles F. Crosman died in 1865, leaving the business to his two young sons, Charles W. age 18, and George F., age 14. The two young brothers persevered, and created one of the largest seed and plant companies in the country. The company hit hard times around 1912, went into receivership, was bought and reorganized, and moved to East Rochester in 1924, where it continued to operate when the Mack Survey was concluded.



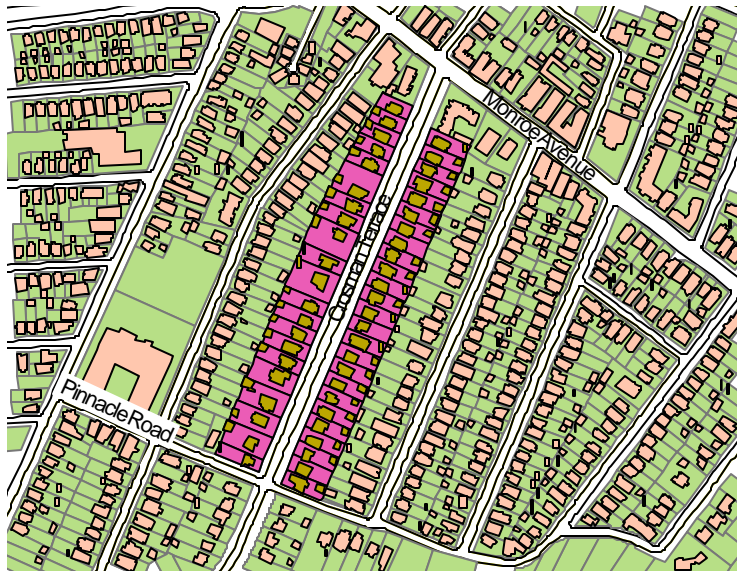
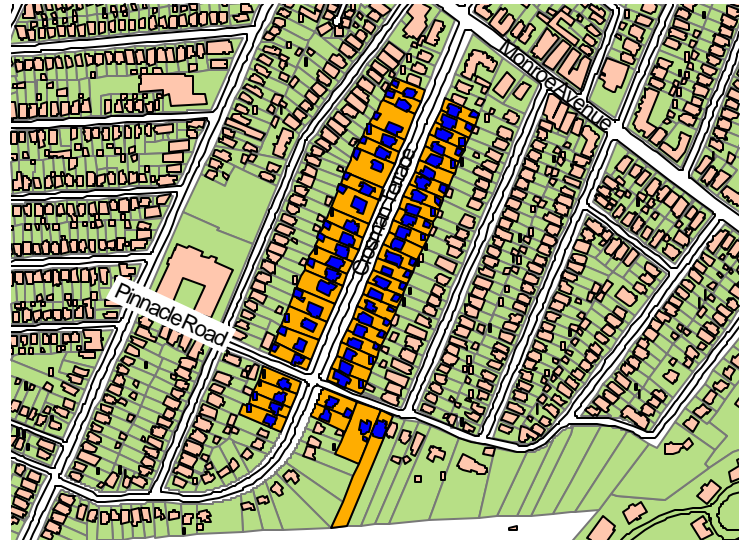
... **RECOMMENDATIONS**

The potential historic district was subdivided before 1900, but didn't develop until 1908, when the city paved Crosman Terrace. George F. Crosman, then 57, moved into 61 Crosman Terrace. The district also has one property, 116 Crosman Terrace, linked to locally prominent Arts and Crafts architect Claude Bragdon.

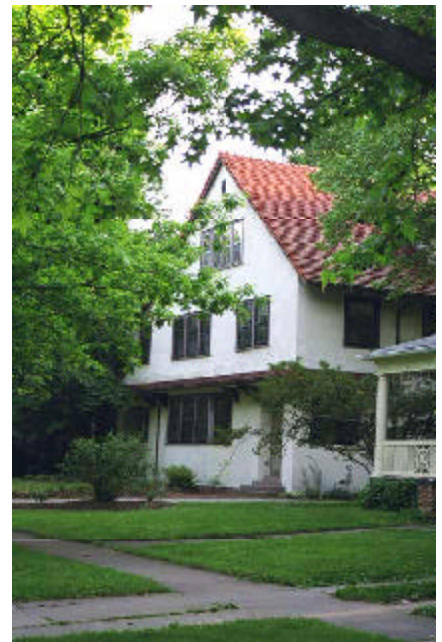
# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## East Avenue Extension Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local

**Period of Significance:** 1870s to 1920s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains excellent examples of Arts and Crafts, Mission Revival, Dutch Colonial Revival, American Four-Square, Greek Revival, Gothic Revival, Chateuesque, Queen Anne, and Stick Styles

**Setting:** Old growth trees are prevalent throughout the potential district

**Materials:** Most properties in the potential district contain a majority of original materials

**Workmanship:** Many properties contain external architectural details that display the craft of construction during this period

**Feeling:** Setting, Materials, and Workmanship convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** Diversity and integrity of architectural styles represented

**National Register Criterion:** [A] associated with an event/pattern of development

The Mack Survey proposed an additional 1,568 properties (more total properties than the original East Avenue Historic District) be added to the East Avenue Historic District. The proposed extension has been resurveyed, and the district boundaries altered, as not all areas in the East Avenue extension are appropriate for National Register Listing. The contracted district contains 1,409 properties.

There are divergent styles and eras represented in the proposed district extension. The properties range from c. 1870s to c. 1920s; this distribution can be seen moving from west to east within the district. The scale of the buildings, setbacks and lot sizes differ dramatically within the proposed extension. The eastern sections contain smaller scale homes with short setbacks from the street. The western and central sections contain larger homes on larger lots, more in line with the current East Avenue Historic District.

The architectural styles portrayed also reflect the changing times. The western section of the proposed district contains Second Empire, Italianate, Jacobethan, and Stick style homes, mostly popular from 1870s to the 1890s. Near the midpoint of the district, Westminster Street, there are some larger scale Arts and Crafts homes (c. 1900s), including a Claude Bragdon home at 375 Westminster. Finally, in the eastern section of the district, American Four-Square homes, exist along side various revivals and styles common from the late 1890s to the early 1930s.

The Mack Survey did not provide any reason or historic significance in the potential district's documentation. As this is intended to be an annex of the East Avenue Historic district, however, it can be assumed that the districts share a common historic theme and importance with the East Avenue Historic District. (Page 46 contains the contracted, NR eligible district; page 47, the Mack Survey District.)















## Highland/Monroe Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local/State

**Period of Significance:** 1906 to 1926

### Integrity

**Location:** Resources remain in their original location

**Design:** Diverse examples of large scale Colonial Revival with various Arts and Crafts and Prairie Style elements

**Setting:** Many old growth trees and fauna exist; houses have similar setbacks

**Materials:** Most structures retain a majority of their original materials, excellent physical integrity throughout the district

**Feeling:** Setting and materials convey a sense of history

**Association:** District contains landscape designs associated with Alling DeForest and William Pitkin Jr; other associations with local and regionally influential architects

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Similar to Highland/Monroe and Cobbs Hill Potential Historic Districts; All districts share Region and Period of Significance, and some Historic Significance

**Vital Aspects for Nomination:** High integrity of properties in the potential district; excellent physical integrity; associations with prominent architects/landscape architects

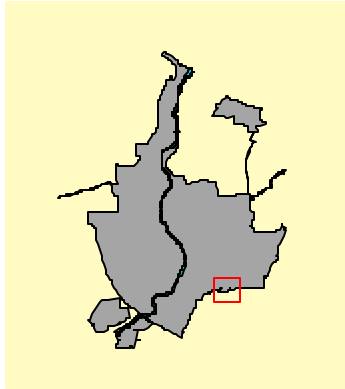
**National Register Criteria:** [A] associated with an event/pattern of development; [B] associated with the productive life of a historically prominent person or people; [C] works of artistic and architectural merit

As previously noted, this potential district shares the Region and Period of Significance with the Cobbs Hill Potential Historic District. Architecturally, the two districts share a vocabulary, primarily of Arts and Crafts and Classical Revivals of the era. The two districts, Cobbs Hill and Cobbs Hill/Highland, have been dissolved into one district; however, the Highland/Monroe Potential Historic District has not changed. The district still contains eighteen properties.

The Cobbs Hill/Highland district, like the Highland/Monroe district, contains many large scale, upper middle class homes, but from a slightly earlier period (1906-1920s vs. 1918-1930s). The district contains a more homogeneous set of houses, mostly Colonial Revival with some Arts and Crafts and Prairie elements. The house at 1363 Highland Avenue contains a wide, project roof, characteristic of the Prairie Style, along with a symmetrical plan and Doric pilasters, much more classical elements. Also in the district is a Ward Wellington Ward house at 1384 Monroe Avenue. The building exhibits half-timbering and steeply pitched gabled roof, and an extensive use of leaded glass. The interior features chestnut floors and five fireplaces with hand-made tiles around the hearth.

The Cobbs Hill area was originally owned by Gideon Cobb, an owner of an ax and scythe factory. In 1872, Ellwanger and Barry purchased a majority of Cobb's land around Cobb's Hill. The north side of Highland Avenue, within the district, was subdivided by Ellwanger and Barry Realty for housing in 1906. Meanwhile, south side of Highland Avenue was being bought and subdivided by C.F. Garfield and other real estate developers. They hired notable landscape architects Pitkin and Weinrichter, and created the Home Acres subdivision in 1910. The area was annexed by the Rochester from Brighton in 1914.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Lake Avenue Commercial Potential Historic District

### Significance

**Thematic Context:** Commercial

**Region of Significance:** Local

**Period of Significance:** 1870s to 1880s

### Integrity

**Location:** Resources remain in their original location

**Design:** Diverse examples of Queen Anne, Richardsonian Romanesque, and Italian revival styles portrayed in the district

**Setting:** Many buildings in the district abut the sidewalk, some old growth trees exist

**Materials:** Most structures retain a majority of their original materials

**Feeling:** Setting and materials convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** High integrity of properties in the potential district; rarity of intact commercial cluster and architectural styles portrayed

**National Register Criterion:** [A] associated with an event/pattern of development

## RECOMMENDATIONS

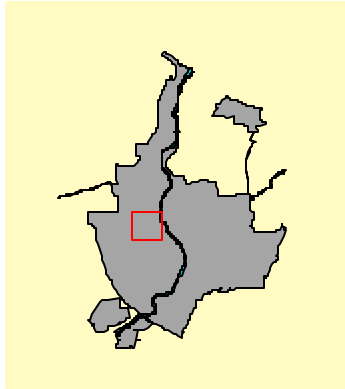
The physical integrity of the district has improved significantly since the previous survey. The district needs to be expanded to accommodate a diverse group of buildings built during the Period of Significance, on the west side of Lake Avenue. These buildings show unconventional uses of architectural styles typically reserved for residential buildings. The potential district should envelope these unique structures. The expanded district contains fourteen properties.

The Lake Avenue Potential Historic District is centered around the intersection of Ravine and Lake Avenues in the northwestern quadrant of Rochester. Two more interesting buildings lie northwest of the main intersection. The Queen Anne style building on the northwest corner of Lake Avenue and Ravine, and the adjacent revival property were originally used for commercial and residential purposes. Both structures retain many of their original materials, and retain very good integrity for their age. South of the Ravine/Lake Avenue intersection, there is a more typical two story vernacular Italianate commercial structure that continues to be used for its original function.

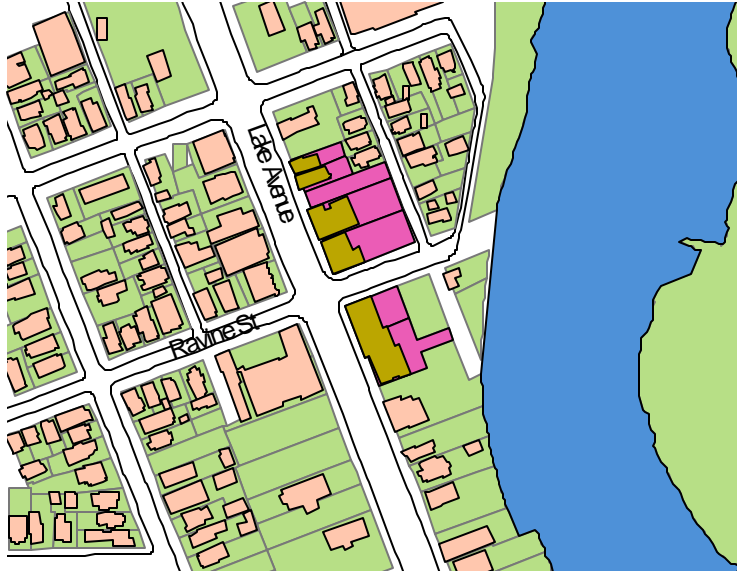
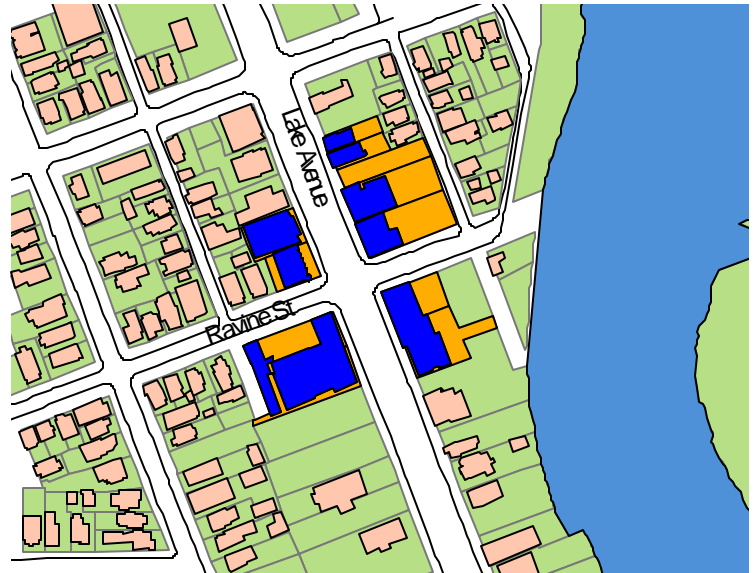
The Straub Block, at 596-604 Lake Avenue, was the first large scale apartment and commercial building in the area, built 1874. The 1880s, however, proved to be the major period of change, as four commercial/residential buildings were constructed. Two of note, the Richardsonian Romanesque/ Queen Anne apartments at 568-570 Lake Avenue and the adjacent northern building were built between 1887-1888; they are two of the visual and architectural anchors of the potential district.

Historically, the area was originally known as McCrackenville, and was settled in the early 1800s. The original settlement along Lake Avenue contained moderate scale residential structures. The larger scale commercial development in the area around Lake and Ravine Avenues didn't begin until the 1870s. The potential district was constructed in response to the expanding streetcar lines along Lake Avenue, and the need for rental housing.

# Recommendations Consolidated Study

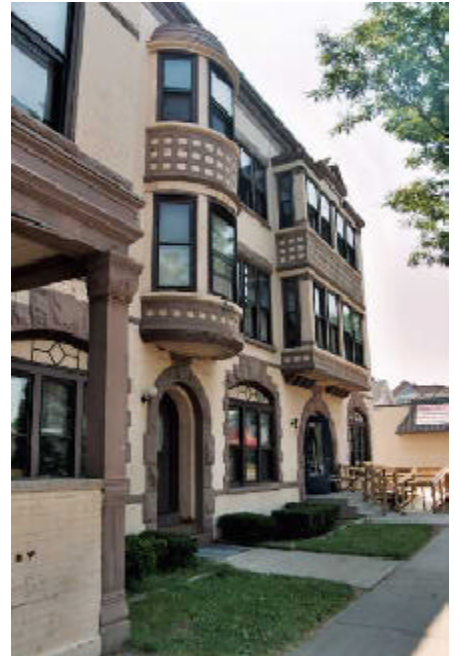


Consolidated Survey Proposed District



1986 Survey Proposed District







## Marshall Street Potential Historic District

### Significance

**Thematic Context:** Residential  
**Region of Significance:** Local  
**Period of Significance:** 1868 to 1880s

### Integrity

**Location:** Resources remain in their original location  
**Design:** District contains diverse examples of residential design from the period: Italianate, Second Empire, and Queen Anne styles exist  
**Setting:** Old growth trees and narrow road ways contribute a sense of history  
**Materials:** Most properties retain their original materials and maintain excellent integrity  
**Feeling:** Setting and Materials convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria  
**Sufficient Visibility of Physical Features:** Meets HRSG criteria  
**Comparative Analysis:** District similar to Linwood Place, Canfield Place, and Lafayette Park, area retains excellent physical integrity and historic significance  
**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed, the structure at 71-75 Marshall Street associated with William Gorsline, one of the most influential masons and contractors in Rochester

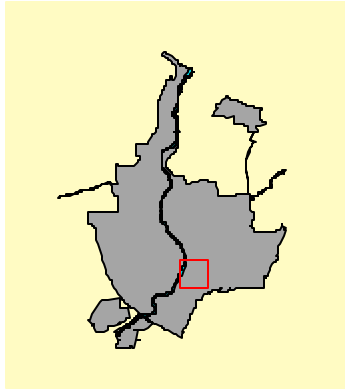
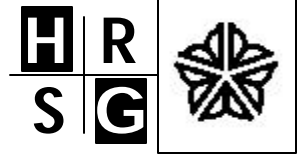
**National Register Criteria:** [A] associated with an event/pattern of events; [B] associated with the productive life of an important individual

The Marshall Street Potential Historic District has largely retained its integrity observed in the 1986 Historic Resources Survey. The potential district has only one property, the former City Grill restaurant, that has lost integrity; thus, the borders of the potential district should not change. The district remains unchanged with nine houses.

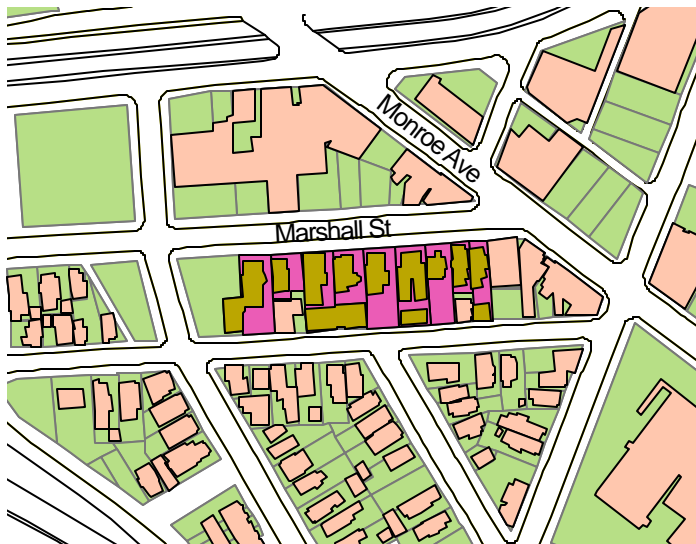
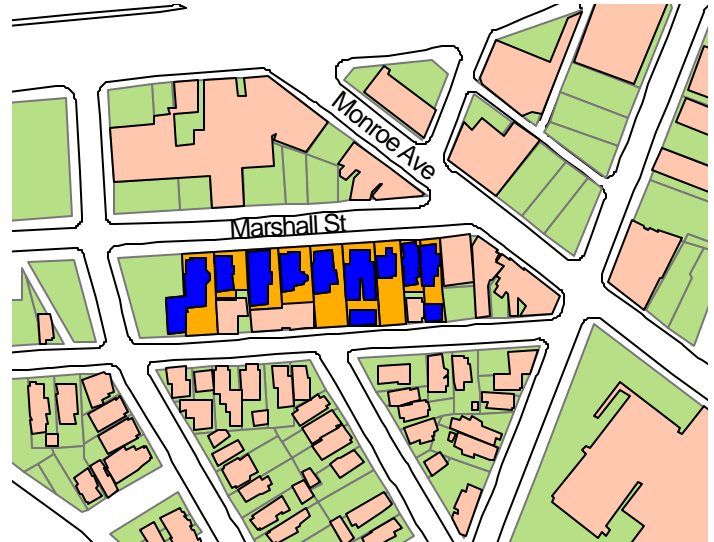
The district contains a collection of Italianate, Second Empire, and Queen Anne-Eastlake architecture. The properties are all residential, with exception to the aforementioned restaurant - that property, however, is an adaptive reuse of a house. The homes are modest in scale with the exception of the Gorsline house, a large three story Second Empire mansion. Most homes retain original materials or appropriate replacements.

The dominant feature of the district, physically and historically, is the Second Empire house at 71-75 Marshall Street. The three story brick structure with mansard roof housed Rochester contractor and mason William H. Gorsline and his family. Gorsline worked with one of the City's most prominent architects, A. J. Warner, and constructed many of Rochester's landmarks, including: the University of Rochester Prince Street Campus, the Rochester Free Academy, and the Old City Hall, among others.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Monroe County Tuberculosis Sanitarium Potential Historic District

### Significance

**Thematic Context:** Governmental/Residential

**Region of Significance:** Local/National

**Period of Significance:** 1911 to 1931

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains diverse examples of design from the period: Beaux-Arts, Craftsman, and Prairie

**Setting:** Old growth trees, original plan mainly remains intact

**Materials:** Most properties retain their original materials and maintain good integrity

**Feeling:** Setting and Materials convey a sense of history

**Association:** District contains properties associate with three prominent local architects: Siegmund Firestone, Charles F. Crandall, and Horace T. Hatton

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** Physical and architectural integrity of the styles portrayed; physical manifestation of the fight against tuberculosis; association with architects Firestone, Crandall, and Hatton

**National Register Criteria:** [A] associated with an event/pattern of events; [B] associated with the productive life of prominent person(s)

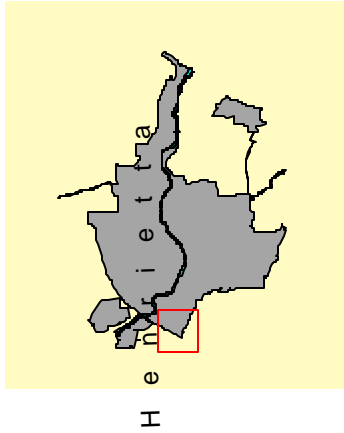
The physical integrity of the Monroe County Tuberculosis Sanitarium Potential Historic District has suffered since the 1986 Survey. The County has jurisdiction over the lands and buildings, and many seem to be vacant or being left to demolition by neglect. Nonetheless, the district remains as it was drawn in the previous survey. The historical significance of the properties outweighs the deterioration of the architectural detail. The potential historic district remains with nine properties.

The sanitarium was built to house patients with the highly contagious tuberculosis, a pulmonary disease. Thus, the buildings that housed patients reflect this need as they are small in scale, and only one story. The three Craftsman buildings are E-shaped in plan, with two eleven by two bay design, and one larger fifteen by three bay design. All buildings employ Craftsman elements, including heavy, emphasized roof bracketing, wide vergeboards, and a more Prairie style element, transomed casement windows. The two-story Beaux-Arts inspired building at the south end of the complex is the visual and architectural anchor. The building's main massing is a thirteen bay, two-story section with the central seven bays slightly recessed. Other buildings on the campus include a home, power plant, and administrative building on E. Henrietta Road, and other administrative buildings on Westfall Road.

Iola Sanitarium was constructed during the period of public health fervor in which the number of sanitarium in the United States increased from twenty in 1905 to over five hundred in 1915. The sanitarium began operation at the Westfall and East Henrietta Road site with a tent, kerosene heaters and a cot. The County Board of Supervisors appropriated \$75,000 for a new complex, and in 1910, bids were received for the administration building and three pavilions based on the designs by Charles F. Crandall.

The other main architects involved with campus include Siegmund Firestone and Horace T. Hatton. Hatton is responsible for the large thirteen bay building at the center of the complex, while the power plant and the Beaux-Arts administration building on the northwest corner of the district are attributed to Siegmund Firestone.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Saint Michael's Church Potential Historic District

### Significance

**Thematic Context:** Religious/Residential/Education

**Region of Significance:** Local

**Period of Significance:** 1873 to 1910s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains excellent examples of ecclesiastical design from the Period of Significance.

**Setting:** Short setback of church and other buildings from road

**Materials:** Many properties retain their original materials; however, some windows have been replaced

**Feeling:** Setting and Materials convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** District very similar to Most Holy Redeemer - same building typologies, similar history, and both districts have buildings designed by Oscar Knebel

**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed

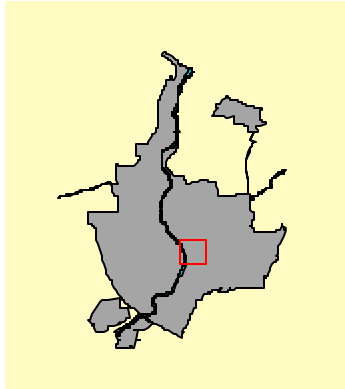
**National Register Criterion:** [A] associated with an event/pattern of events

The Saint Michael's Potential Historic District has contracted as two buildings have been demolished. The commercial/residential building on the northeast corner of the district (N. Clinton Avenue and Clifford), and an educational building directly behind the main church building have been razed. Also, the small scale commercial/residential properties south of the main church compound have lost significant physical integrity, and are no longer eligible of NRHP listing. The redrawn district now includes seven buildings.

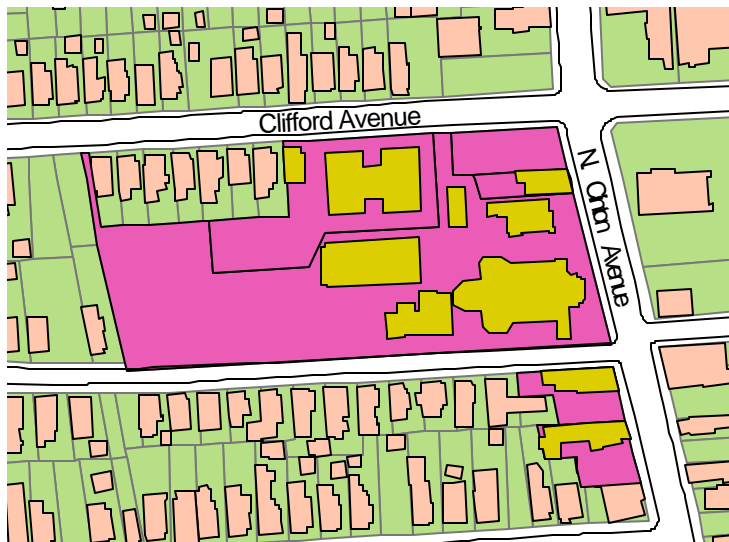
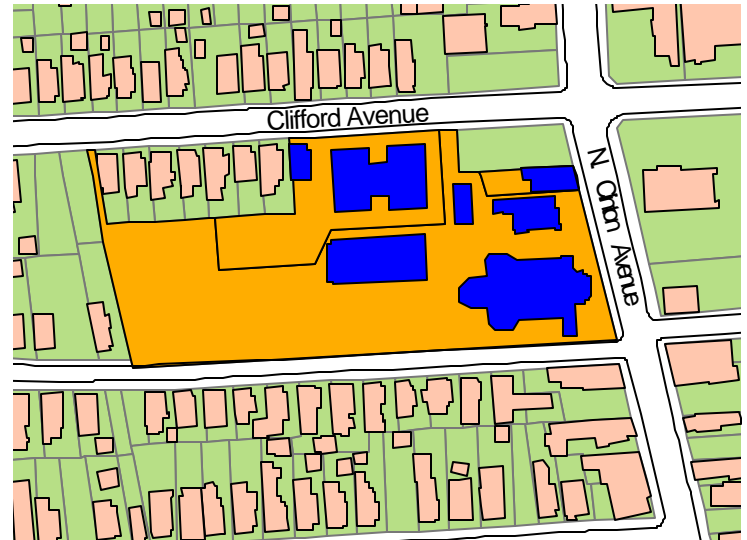
The church compound is similar to Most Holy Redeemer with educational, administrative, and residential buildings composing the campus. The main church building, designed by Adolphus Druiding is the focus of the district. The building is setback only thirty to forty feet, and its main tower soars to 225 feet. The symmetrical facade is three-bay with the aforementioned tower in the center, and the main massing of the transept is buttressed. The church dominates the the street scape. Also of note is the Oscar Knebel Gothic parish hall sits slightly behind the commercial properties that abut N. Clinton Avenue. The building has a heavy massing with rough-hewn hood molds. The building served as the original church school.

The church has a similar history to the Church of the Most Holy Redeemer. The area was primarily settled by Germans, and the church is in the area once known as "Butterbowl", a market where German farmers sold their dairy products in the early nineteenth century. The church is close in proximity to Most Holy Redeemer, and when the new German-Catholic parish was created, care was taken in drawing the new boundaries. The church was the third in the "Butterbowl" area, but the need was apparent, as when it opened there were already 715 families and 1300 children in the parish.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## Saint Peter and Paul Church - West Main Street Potential Historic District

### Significance

**Thematic Context:** Religious/Residential/Education

**Region of Significance:** Local

**Period of Significance:** 1912 to 1918

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains excellent examples of ecclesiastical design from the Period of Significance

**Setting:** Old growth trees and landscaping contribute a sense of history

**Materials:** Most properties retain their original materials and maintain excellent integrity

**Association:** Buildings designed by locally prominent architect Edwin S. Gordon

**Feeling:** Setting and Materials convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Main church building uses architectural vocabulary similar to St. Andrews on Portland; most other aspects of the church compound differ

**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed; association with Edwin S. Gordon, locally prominent architect

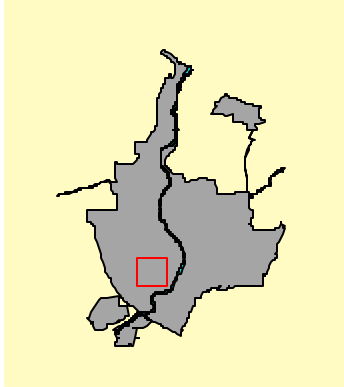
**National Register Criterion:** [A] associated with an event/pattern of events

The Saints Peter and Paul Potential Historic District originally enveloped eleven structures and out-buildings. The potential district needs to be redrawn to include fewer properties. The residential structures to the east of the church compound have lost significant physical integrity, and no longer contribute to the district. The massive Queen Anne/Shingle Style mansion at 700 West Main Street, however, is one exception. The building retains a majority of its original architectural features, though the condition of those features are in decline. Nonetheless, the house is recommended as individually eligible. The contracted district retains five buildings.

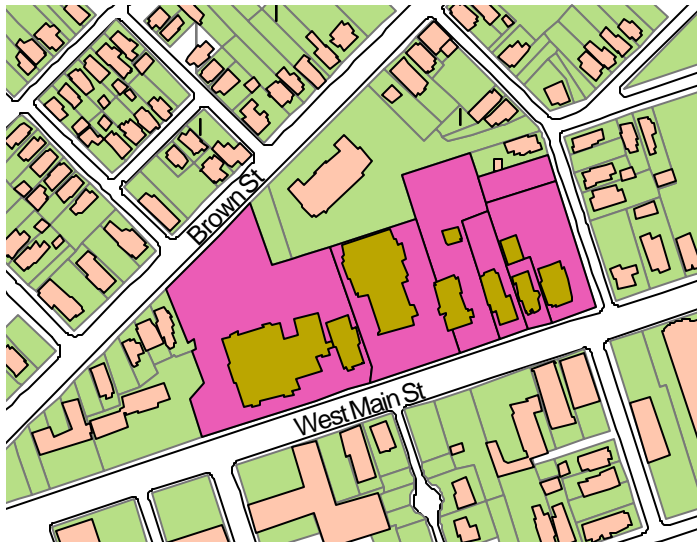
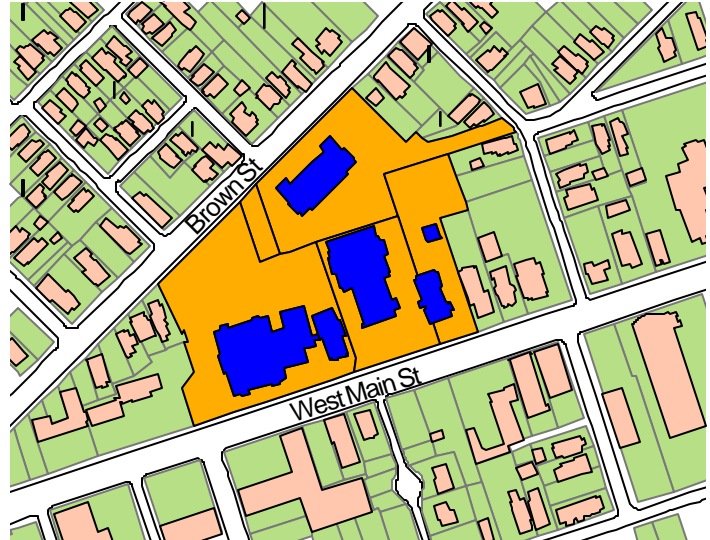
The four major structures in the potential district are the Saints Peter and Paul Church, rectory, school, and convent. The church is an imposing Romanesque structure completed in 1912, and is modeled after Saint Paul-Outside-the-Walls Church in Rome. The structure employs an intricate mix of materials and retains excellent integrity. The rectory and convent are adaptive reuse buildings, originally serving as mansion for some of Rochester's well-to-do businessmen. The rectory was originally a Queen Anne style structure, but in 1912 was remodeled in the Romanesque style consistent with the church. The Convent building did not receive a complete make over as some of the Gothic elements from the original home were retained and Romanesque features added. Both the convent and rectory are in excellent physical condition. The school, on the north side of the complex, is a two story Romanesque style building, designed by Gordon and Madden, and was also built in 1912.

The design and construction of the potential district was carried out by some of Rochester's more prominent architects and builders. The compound was designed by local architects Edwin S. Gordon and William Madden and constructed by Hiram H. Edgerton, who later became the mayor of Rochester. The interior was designed by an Italian immigrant artist, Genioop Raggi, who received acclaim for his interior work in the Basilica of Our Lady of Victory in Lackawanna, New York.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Sibley Tract Potential Historic District

### Significance

**Thematic Context:** Residential

**Region of Significance:** Local/State

**Period of Significance:** 1913 to 1920s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains examples of residential design and settlement from the period: Many Revival styles exist along with Jacobethan, American Four Square, and Arts and Crafts style homes

**Setting:** Old growth trees (in some areas) and narrow road ways contribute a sense of history

**Materials:** Most properties retain their original materials and maintain excellent integrity

**Workmanship:** Some Arts and Crafts and Craftsman Four Square homes display joinery and craft from the period

**Association:** District associated with Hiram Sibley, an influential businessman

**Feeling:** Setting and Materials, and old-growth vegetation convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed, association with Hiram Sibley, one of Rochester's premier business people

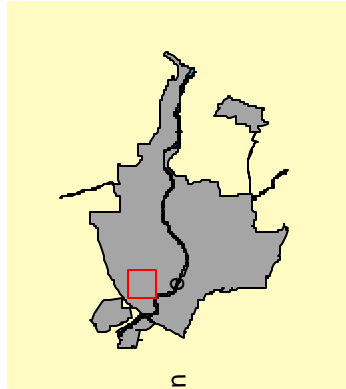
**National Register Criteria:** [A] associated with an event/pattern of events; [B] associated with the productive life of a locally prominent business person

The Sibley Tract Potential Historic District encompasses a twenty block area in the southwest quadrant of the City, in the 19th Ward. The renamed district, formerly known as the Melrose-Wellington District, is better known as the Sibley Tract, as Hiram Sibley, his son, and grandson were responsible for developing the area. The district's boundaries have been expanded, as a larger area of homes were found to be appropriate for national, State or local historic register listing. The expanded potential district now contains 276 properties.

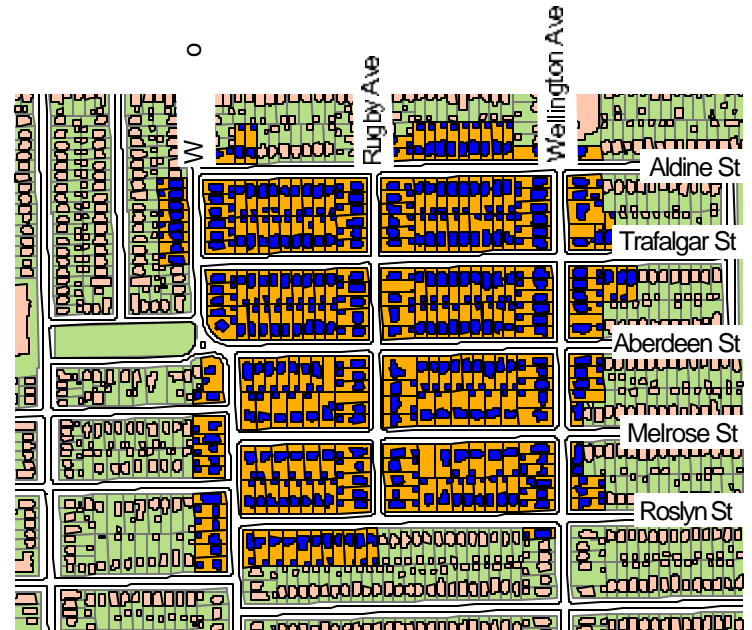
There are numerous architectural styles portrayed in the Melrose-Wellington Potential Historic District. The most common styles found include Colonial Revival, Jacobethan, and Arts and Crafts. The Sibley Tract also contains one of the larger concentrations of American Four-Square homes in the City. The style proliferated due to the cost effectiveness, and simplicity of construction.

The 1986 Survey succinctly links the 19th Ward with the Hiram Sibley, the inventor of Western Union, and one of Rochester's most prominent business people of the nineteenth and early twentieth centuries. It must be noted, however, that Mr Sibley's son, Hiram W., and grandson, Harper, were largely responsible for the development of the Melrose-Wellington area. The area was surveyed in 1913, subdivided, and building began soon thereafter. The 1986 Survey explains that the first structures were American Four-Square style; however, an area of Melrose Street was resurveyed, larger lots created, and more elaborate Revival styles began to appear. By 1926, the majority of the Sibley Tract was constructed.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## South Wedge Potential Historic District

### Significance

**Thematic Context:** Residential/Commercial

**Region of Significance:** Local

**Period of Significance:** 1860s to 1910s

### Integrity

**Location:** Resources remain in their original location

**Design:** Potential district contains very good examples of small and medium scale, vernacular revivals with infusions of Stick Style, Shingle Style, and Second Empire detailing

**Setting:** Many old growth trees remain; narrow streets with short setbacks are pervasive

**Materials:** Many properties retain original or appropriate windows, roofing materials, etc.

**Association:** Some properties associated with Ellwanger and Barry, locally prominent horticultural and real estate businessmen

**Feeling:** Narrow roadway, older vegetation, and the materials of the buildings convey sense of history

### Assessment

**Essential Physical Features:** Meets HRSG Criteria

**Sufficient Visibility of Physical Features:** Meets HRSG Criteria

## RECOMMENDATIONS

**Comparative Analysis:** District similar to the Cypress-Linden and Linden-South Avenue Historic Districts; newly drawn district contains the most appropriate residential and commercial architectural examples from the period and location within Rochester

**Vital Aspects for Nomination:** Architectural design and integrity of properties; patterns of development and excellent examples of architectural styles from the Period of Significance; association with Ellwanger and Barry

**National Register Criterion:** [A] associated with an event/pattern of development

The South Wedge, Linden-South, and Linden-Cypress potential districts outlined in the Mack Survey share similar Periods of Significance, Thematic Contexts, and Regions of Significance. The districts are in close proximity, and two (Cypress-Linden and Linden-South) share an association with the Ellwanger and Barry nursery. It is because of these reasons, the three districts were condensed into a single South Wedge Potential Historic District. The new district includes the commercial cluster at the intersection of South Avenue and Gregory Street, along with the smaller scale, vernacular housing along Linden and Cypress Streets. The newly redrawn district envelopes 158 properties.

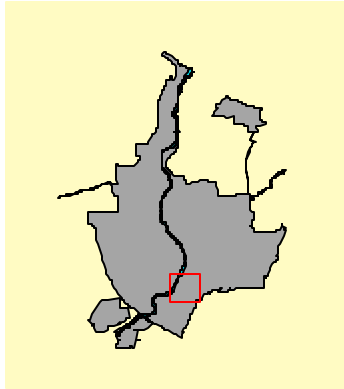
The archetypical residential structure in the districts are small scale vernacular Gothic and Victorian houses that combine elements of Queen Anne, Shingle Style, Stick Style, and Second Empire Styles. The district shows a progression and change in styles and tastes. The western section, Linden and Cypress Streets, contain many smaller scale Gothic influenced worker cottages. The eastern section of the district contains more Stick, Shingle, and Queen Anne vernacular homes. The northern section of the potential district contains a largely intact commercial cluster from the second half of the nineteenth century. The number and density of intact commercial buildings is a rarity in Rochester today.

## RECOMMENDATIONS

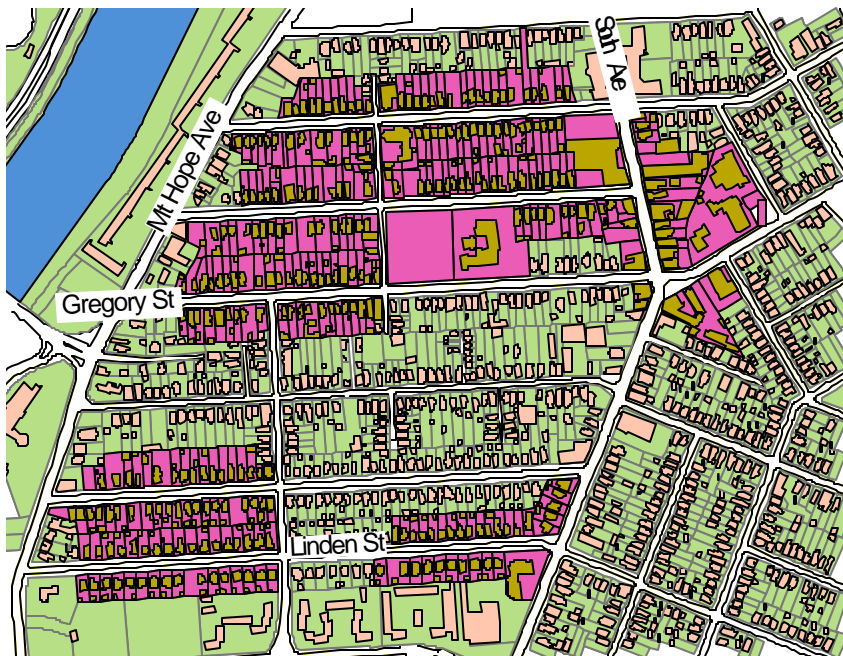
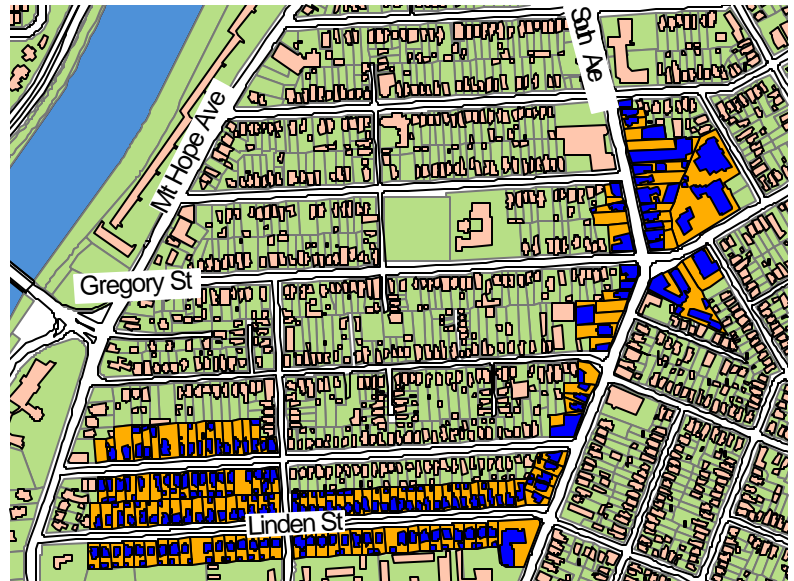
Historically, the residential properties at the west and south end of the district are linked with the Ellwanger and Barry nursery. Many of the modest homes, along Linden Street in particular, were built as rental properties for Ellwanger and Barry workers. The horticultural businessmen divided the north side of Linden Street into individual lots sometime between 1862 and 1869, and developed housing sometime around 1873.

The first commercial building of the district, 131 Gregory Street, went up in mid nineteenth century. The rest of the commercial cluster at the intersection of Gregory and South Avenue, however, didn't develop until the 1870s and 1880s, and most likely coincided with advances in transportation. The commercial cluster continues to provide the neighborhood with services and entertainment.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## Teoronto-Smith Block Potential Historic District

### Significance

**Thematic Context:** Commercial/Residential

**Region of Significance:** Local

**Period of Significance:** 1850's to 1910s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains examples of Federal Style commercial residential design from the period.

**Setting:** The buildings relationship to State Street, and a narrow alley way contribute a sense of history

**Materials:** Most properties retain their original materials and maintain excellent integrity for the age of construction

**Feeling:** Setting and Materials convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Not Applicable

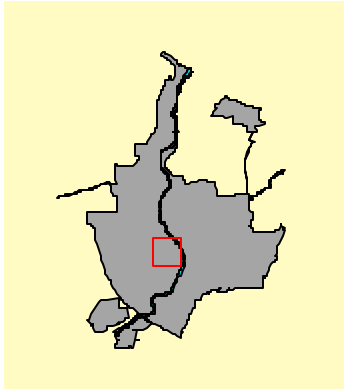
**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed; rarity of style and type in the City of Rochester

**National Register Criterion:** [A] associated with an event/pattern of events

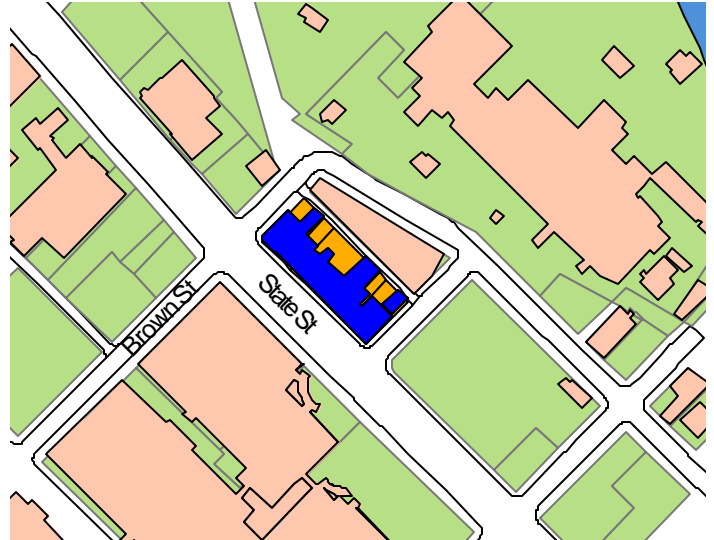
The Teoronto-Smith Potential Historic District rests just north of the Inner Loop on State Street. The potential district is a commercial cluster of mid-nineteenth century Federal-style, three to three and one-half story, buildings. The district nearly shares the Period of Significance of the Brown's Race National Register Historic District, and therefore, it may be more appropriate for the Brown's Race District to annex the Teoronto-Smith Block. If, however, it is determined that the potential district should stand alone, no changes should be made to the 1986 Historic Resources Survey proposed border. The current district contains six properties.

The district is the oldest cluster of commercial buildings outside the Inner Loop Multiple Resource Area(MRA). The pre-Civil War buildings were built ca. 1840, with the exception of 382-384 State Street, which is estimated to have been built in the early 1850s. According to the Mack Survey, the block has been renovated multiple times. The properties at 370-380 State Street were adapted to reflect the Queen Style in the late 18th century. The storefronts of 350-362 State Street were infilled with aluminum and wood panelling in the early 20th century, and the most recent alteration is the cladding of 382-384 State Street in simulated stone veneer. These alterations are typical, and do not detract significantly from the district. Also, as noted in the Selection Criteria from the 2000 Historic Resources Survey, properties constructed before 1870 need to be evaluated with special care, in order to preserve such old examples of architecture in the City of Rochester.

# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District



## University of Rochester - Prince Street Campus Potential Historic District

### Significance

Thematic Context: Education  
Region of Significance: Local/National  
Period of Significance: 1860s to 1930s

### Integrity

**Location:** Resources remain in their original location  
**Design:** District contains diverse examples of educational buildings and campus planning from the 1880s to the 1930s.  
**Setting:** Old growth trees and original green spaces contribute a sense of history  
**Materials:** Most properties retain their original materials and maintain excellent integrity  
**Feeling:** Setting, Materials, and campus plan convey a sense of history

### Assessment

**Essential Physical Features:** Meets HRSG criteria  
**Sufficient Visibility of Physical Features:** Meets HRSG criteria  
**Comparative Analysis:** Not Applicable  
**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed

**National Register Criterion:** [A] associated with an event/pattern of events

The Prince Street Campus Potential Historic District is east of the Inner Loop between East Main Street and University Avenue. The district, as drawn in the Mack Survey, will need to be redrawn to include fewer properties. Specifically, the modern buildings and surface parking in the northeast and north-west sections of the area do not contribute to the potential district. The redrawn district contains seven properties.

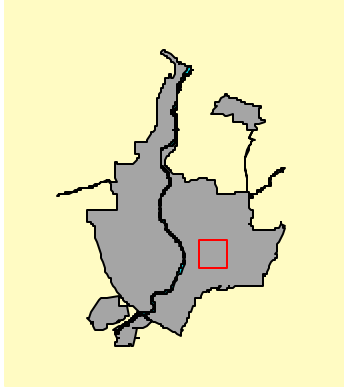
The Prince Street potential district includes a variety of buildings and styles including Beaux Arts, Gothic Revival, Second Empire, and Jacobethan. The more prominent buildings, facing University Avenue, are the Memorial Art Gallery and Cutler Union. The Memorial Art Gallery is one of the better examples of a large scale public Beaux-Arts buildings in Rochester. The Cutler Union, the student union for Women built in 1933, is one of few Collegiate Gothic buildings in the City. Other buildings outside the University/Prince Street Block include the current Visual Studies workshop, on the south-west corner of University and Prince, and the Rochester School of the Arts.

The history of the University of Rochester, along with the Prince Street Campus, is strongly woven into the history of Rochester. The University was started in the U.S. Hotel on West Main Street by members of the Baptist religion. The hotel served as the school's home from 1850 until the early 1860s, when construction of the first building on the Prince Street Campus was completed. The U of R sold the U.S. Hotel in 1867, after it moved all operations to the new campus.

There were various periods of expansion at the new campus. During one of its first building booms (1861-1899) the school constructed Sibley Hall, Reynolds Memorial Laboratory, and the Alumni Gymnasium, none of which exist today. The second building boom started in 1904 and included Eastman Hall, the Carnegie Building, Kendrick Hall (not extant), Memorial Art Gallery, Strong Hall, Susan B. Anthony Hall, among others, and concluded around 1933 when Cutler Union was completed. The University slowly moved to Oak Hill (current campus) beginning in 1930, when the men first matriculated to the new River Campus; the women followed in 1955. The University subsequently sold the remaining buildings with the exception of the Memorial Art Gallery and Cutler Union.



# Recommendations Consolidated Study



Consolidated Survey Proposed District



1986 Survey Proposed District





## University of Rochester - River Campus Potential Historic District

### Significance

**Thematic Context:** Education

**Region of Significance:** Local/National

**Period of Significance:** 1920s to 1930s

### Integrity

**Location:** Resources remain in their original location

**Design:** District contains excellent examples of educational buildings and campus planning from the 1920s to the 1930s.

**Setting:** Old growth trees and original green spaces contribute a sense of history

**Materials:** Most properties retain their original materials and maintain excellent integrity

**Feeling:** Setting, Materials, and campus plan convey a sense of history

**Association:** District associated with many local and national philanthropic and business leaders including: George Eastman, Rush Rhees, John D. Rockefeller, George Todd, and the Strong's and Sibley's; district also associated with prominent architects Charles Pratt and McKim, Mead, and White

### Assessment

**Essential Physical Features:** Meets HRSG criteria

**Sufficient Visibility of Physical Features:** Meets HRSG criteria

**Comparative Analysis:** Not Applicable

**Vital Aspects for Nomination:** High physical and architectural integrity of the styles portrayed; associations with prominent architects and business persons

**National Register Criteria:** [A] associated with an event/pattern of events; [B] associated with the productive life of a prominent individual(s)

The River Campus district has seen a couple of alterations since the 1986 Historic Resources Survey. There have been some modifications to the landscapes and walkways around the Alumni Gym and Fauver Stadium, and a new building was constructed to house the Simon School. These additions, however, do not detract from the overall integrity of the district. The only alteration to the district is the addition of the non-contributing business school building. The districts now contains thirty-five buildings.

The current University of Rochester River Campus is an excellent example of a planned and unified university campus. The buildings use elements from Georgian, Colonial, Classical, and Greek Revivals, and conform to massings and other design standards to form a cohesive whole. The centerpiece of the campus is Rush Rhees Library, the massive Neoclassical building at the center of the academic quadrangle. The building is anchored by a Greek-inspired portico with pediment sculptures, griffins, and massive doric columns. The central eight story tower of the library is Renaissance inspired with a colonnade of Doric stone columns topped with richly detailed frieze. There are four buildings flanking the library, all use a similar Georgian vocabulary, and are subordinate in stature to the library.

The other major quadrangle is the Fraternity quad. The quadrangle has nine fraternity houses on it, and is laid out similar to the main academic quad. The Psi Upsilon house serves as the visual anchor with three houses flanking it to the south, and five to the north. The house is designed in Jeffersonian Classicist style, employing oculi windows and a heavy wooden portico supported by Doric columns.

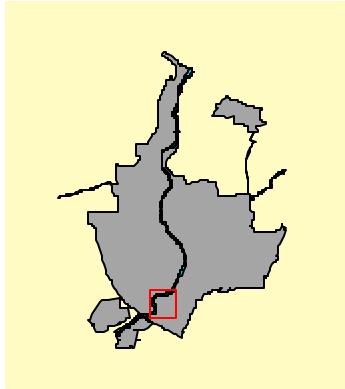
The University of Rochester River Campus became necessary as the Prince Street Campus began to get overcrowded. After acquiring the land from Oak Hill Country Club, the main investors in the new



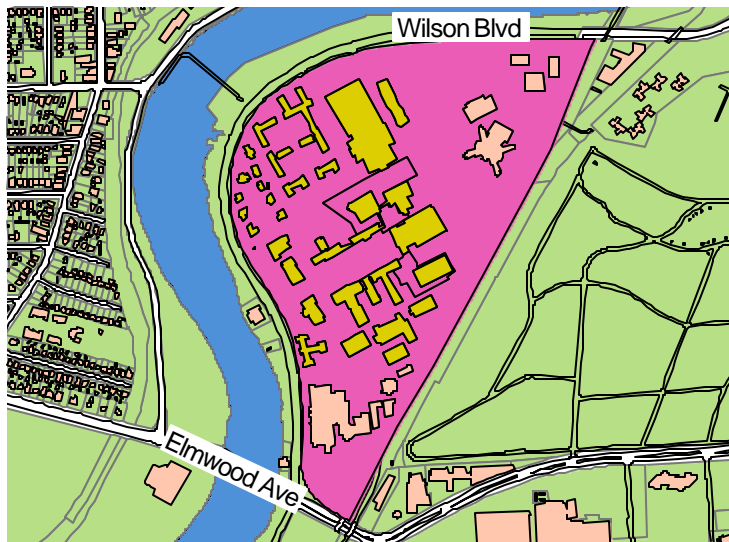
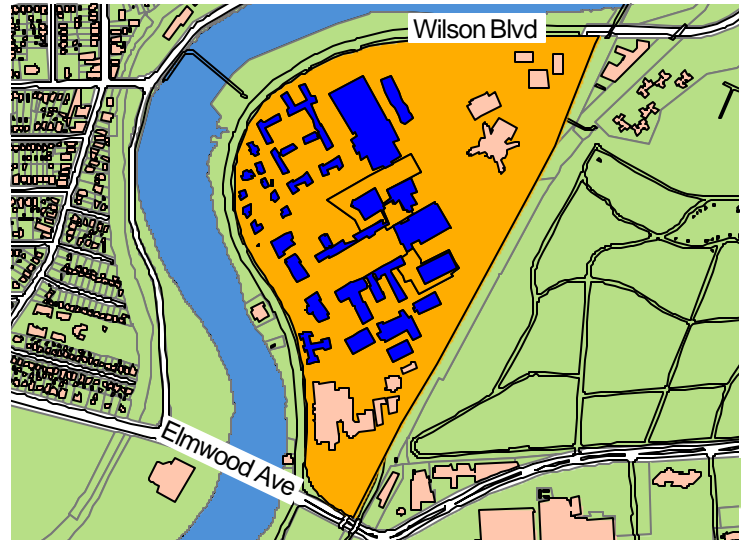
school, George Eastman, Rush Rhees, and George Todd, hired local architects Gordon and Kaelber. It is unknown if the Gordon and Kaelber executed the drawings for the campus, or if their chief designer, Philip Merz did the work.

According to the 1986 Survey, the trustees relationship with Gordon and Kaelber soured, and Charles Platt, who was closely associated with McKim, Mead, and White, was brought in as consulting architect. The Survey implies that the four buildings flanking the library were more Georgian Revival and, Charles Pratt was known to be a master of that style. The original campus buildings retain all, or a majority, of their character defining elements, and continue to display excellent integrity.

# Recommendations Consolidated Study



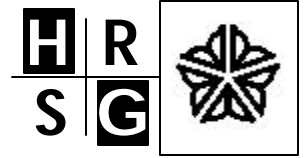
Consolidated Survey Proposed District



1986 Survey Proposed District



# Appendix



## **Individually Eligible Properties**

1075 St. Paul Street - House

1063 St. Paul Street - House

1043 St. Paul Street - House

1015 St. Paul Street - St. Matthews Lutheran Church

1009 St. Paul Street - St. Matthews Lutheran Church Rectory

364-370 East Ave - Commercial/Office Building

333-351 East Ave - Commercial/Office Building

355-365 East Ave - Commercial/Office Building (Hiram Sibley)

700 West Main Street - House

131 Gregory Street - Commercial/Residential

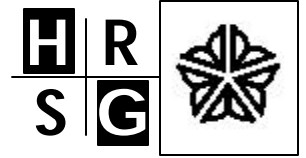
133-137 Gregory Street - Commercial Residential

95 Averill Avenue - Cavalry Saint Andrews Church

923-935 Portland Avenue - St. Andrews Roman Catholic Church

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**1986 Survey Districts Now  
National Register of Historic Places (NRHP) Districts**

Browncroft (Proposal being written)  
Brown's Race  
Maplewood

**1986 Survey Districts  
No Longer Deemed NRHP Eligible**

East Avenue/Alexander  
Hillside Children's Center  
Jefferson Avenue  
Lafayette Park  
Linwood Place  
Portland Avenue  
Prince Alexander Champeney Kenilworth  
Saint Paul/Huntington  
Saint Paul Industrial  
Third Ward District Extension

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### Condensed 1986 Survey Districts

Cobb's Hill/Highland, Cobb's Hill

-is now-

Cobb's Hill/Highland

Cypress/Linden, Linden/South, South Wedge

-is now-

South Wedge

### Renamed 1986 Survey Districts

Chili/Hancock

-is now-

Chili/West

Melrose/Wellington

-is now-

Sibley Tract

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